

COUNTY OF SAN DIEGO TRACT NO. 21075
TENTATIVE PARCEL MAP

LAND DIVISION STATEMENT - OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) AS INDICATED ON THE TENTATIVE. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATE OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS 8TH DAY OF MAY, 2007.

AT FALLBROOK, CALIFORNIA.

Mark Kirk
MARK B. KIRK MANAGING PARTNER

OWNER: DIMITRI, DIFFENDALE AND KIRK, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

ADDRESS: 349 E. ALVARADO STREET
FALLBROOK, CA 92028
PHONE: 760-728-4619

1. COMPLETE TAX ASSESSOR'S NUMBER: 124-351-51
2. LEGAL DESCRIPTION: PORTION OF PARCEL MAP 8677-PARCEL A/B/C 90-0124
3. GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
4. COMMUNITY/SUBREGIONAL PLAN AREA: FALLBROOK
5. LAND USE DESIGNATION(S): SEMI-RURAL 2 (SR-2)
6. EXISTING ZONING: A-70
7. TAX RATE AREA: 57057

USE REGULATIONS	A-70
ANIMAL REGULATIONS	L
DENSITY	1 D.U./2.48 ACR
LOT SIZE	2 ACRES
BUILDING TYPE	C
MAX FLR AREA	-
FLR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPENSOURCE	-
SPECIAL AREA REGS	-

8. ASSOCIATED PERMITS: N/A
9. LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED PROPERTY FRONTS AN EXISTING I.O.D.-PUBLICLY MAINTAINED ROAD "MONSERATE HILL ROAD" AND BY EXISTING RECORDED 20' PRIVATE ROAD AND UTILITY EASEMENT.
10. WATER SOURCE/ WATER DISTRICT: RAINBOW MUNICIPAL WATER DISTRICT
11. SEPTIC/ SEWER DISTRICT: SUBSURFACE DISPOSAL
12. FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
13. SCHOOL DISTRICT: BONSAI UNION & FALLBROOK UNION HIGH
14. SITE AREA WITHIN BOUNDARY= 10.4 ACRES
15. THERE WILL BE A 50 FOOT FIRE SETBACK (FUEL MODIFICATION ZONES) AROUND EACH PROPOSED ON-SITE STRUCTURE WHICH WILL BE MAINTAINED AS ZONE 1 AND THAT ALL AREAS AT A POINT OF 50 FEET FROM EACH STRUCTURE AND FURTHER SHALL BE MAINTAINED AS ZONE 2. REFER TO THE FIRE PROTECTION PLAN FOR MORE INFORMATION ON ZONE 1 AND ZONE 2.

DENSITY TABULATION

SLOPE GROUP	AREA (S.F.)	AREA (ACRES)	DENSITY FACTOR	DWELLING UNITS
0-25%	378,897	8.67	1 D.U./2 ACRES	4.33
25-50%	69,609	1.59	1 D.U./4 ACRES	0.40
50% +	3,720	0.09	1 D.U./8 ACRES	0.01
TOTAL	452,224	10.35		4.74

SDC DPLU RCVD 04-04-12
TPM21075 ER 11-02-007

ENGINEER OF WORK
AQUATERRA ENGINEERING INC.
ADDRESS: 1843 CAMPELINO PLACE
OCEANSIDE, CA 92054
TEL: (760) 439-2802

CIVIL ENGINEERING • LAND PLANNING
Aquatererra Engineering Inc.
1843 Campesino Place
Oceanside, CA 92054
Tel: (760) 439-2802
Fax: (760) 439-2806

GARY LIPSKA RCE 23080 EXPIRES 12/31/13
DATE 3/20/12
H.D.P.M. NO. VPM 029

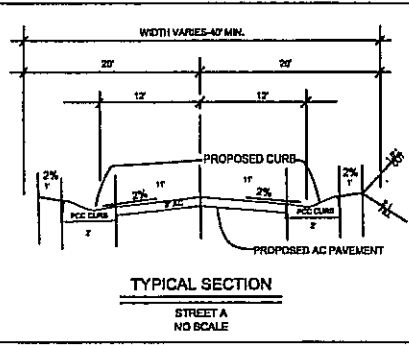
PLOT DATE 3-20-12

EASEMENT DATA

- (A) 6' ROADWAY EASEMENT AS DESCRIBED IN PARCEL "F" PER DOC. NO. 04-0758298, REC'D AUG. 10, 2004
(B) 20' RMWD WATERLINE EASEMENT AS DESCRIBED IN PARCEL "B" PER F/P NO. 79-288787, REC'D JUL. 10, 1979
(C) 20' SDGE EASEMENT AS DESCRIBED IN F/P NO. 79-253214, REC'D JUNE 19, 1979
(D) 20' RMWD WATERLINE EASEMENT AS DESCRIBED IN PARCEL "B" PER F/P NO. 80-008698, REC'D JAN. 9 1980
(E) 20' ROAD & UTILITY EASEMENT AS DESCRIBED IN F/P NO. 78-337088, REC'D AUG. 9, 1979

SOLAR ACCESS STATEMENT

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(n) OF THE SUBDIVISION ORDINANCE.



THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUNDWATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE RE-EVALUATED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

ALL PARCELS SHALL HAVE A LAYOUT OF THE SEWAGE SYSTEM, PROPOSED STRUCTURES, CUTS AND FILLS APPROVED BY THE SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE APPROVAL OF THE BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE AREA SHALL BE PROVIDED BY GRAVITY FLOW FOR THE POTENTIAL EXPANSION IN THE EVENT OF FAILURE.

NOTE: PARCELS 1, 3 & 4 HAVE LAYOUT APPROVAL FOR 4-BEDROOMS, PARCEL 2 HAS LAYOUT APPROVAL FOR 6-BEDROOMS.

SOURCE OF TOPOGRAPHY: FIELD SURVEY BY TerraData DATE=JUNE 2001

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

DATA AND RECOMMENDATION IN THE NAME OF MARK KIRK BY DAVID H. LOWEN, RCE 31916.

PARCEL NUMBER	LEACHLINE FOOTAGE	TRENCH DEPTH FOOTAGE	ROCK UNDER PIPE FOOTAGE
1	460'	4'	2'
2	605'	4'	2'
3	460'	5'	3'
4	450'	6'	1' STEEPSLOPE

NICHOLS, REHS DATE 6-21-06

